

Bill Tandy
and Company

21 Violet Walk, Fradley, Lichfield, Staffordshire, WS13
8TU

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**21 Violet Walk, Fradley, Lichfield,
Staffordshire, WS13 8TU**

£300,000 Offers over

Bill Tandy and Company are delighted to offer for sale this recently built and modern detached house superbly located on the Sheasby Park development recently built by Bellway Homes. Located in the heart of the desirable village of Fradley, the property is located within walking distance of the facilities found at the Sterling Centre including Co-op, Greggs, Subway, chip shop, curry house, Post Office, pharmacy and gym. The property comprises hall, guests cloakroom, lounge, open plan dining kitchen, three bedrooms, en suite shower room and bathroom. There is a tarmac drive to the side leading to the garage at the rear and gardens. Internal viewings are highly recommended.



CANOPY PORCH

with a composite front entrance door opening to:

ENTRANCE HALL

with doors opening to:

GROUND FLOOR GUESTS CLOAKROOM

having a modern white suite comprising pedestal wash hand basin with tiled splashback surround, low flush W.C. and radiator.

LOUNGE

4.82m max x 4.76m max (15' 10" max x 15' 7" max) having double glazed window to front, radiator, stairs to first floor with under stairs store cupboard and door to:

OPEN PLAN DINING KITCHEN

4.76m max x 3.43m max (15' 7" max x 11' 3" max) having double glazed French doors with windows alongside opening to the rear garden, polished porcelain tiled floor, radiator, high gloss kitchen units comprising base cupboards and drawers surmounted by round edge work tops, tiled splashback surround, wall mounted cupboards with under-cupboard lighting, inset stainless steel sink unit, inset oven with four ring gas hob and extractor fan, concealed space for boiler, integrated appliances and spotlighting.

FIRST FLOOR LANDING

having doors opening to:

BEDROOM ONE

3.54m max x 3.46m (11' 7" max x 11' 4") having double glazed window to rear, radiator, loft access, built-in wardrobe/store and door to:



EN SUITE SHOWER ROOM

having chrome heated towel rail, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C., shower enclosure with shower appliance over and tiling.

BEDROOM TWO

3.02m x 2.58m (9' 11" x 8' 6") having double glazed window to front and radiator.

BEDROOM THREE

2.06m x 2.04m (6' 9" x 6' 8") having double glazed window to front and radiator.

FAMILY BATHROOM

having tiled flooring and a modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with full ceiling height tiled surround, shower over and shower screen.



OUTSIDE

Located to the left hand side of the property is a tandem tarmac drive with useful gated access to the rear garden and also leads to the rear appointed garage. To the rear is a paved area and a paved pathway leading to a shaped lawned area with decked patio and fenced and walled surround.

GARAGE

having up and over entrance door and side courtesy door to garden.

COUNCIL TAX

Band D.

SUPPLIER INFORMATION

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



DEVELOPMENT CHARGE

The property is subject to development service charge to cover costs of the communal areas and playpark charge £11 per month. (Please check this with your solicitors before legal commitment)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 96 |
| (81-91) | B | 83 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

TENURE

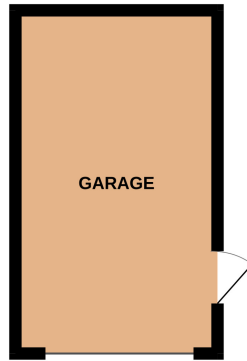
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



VIEWING

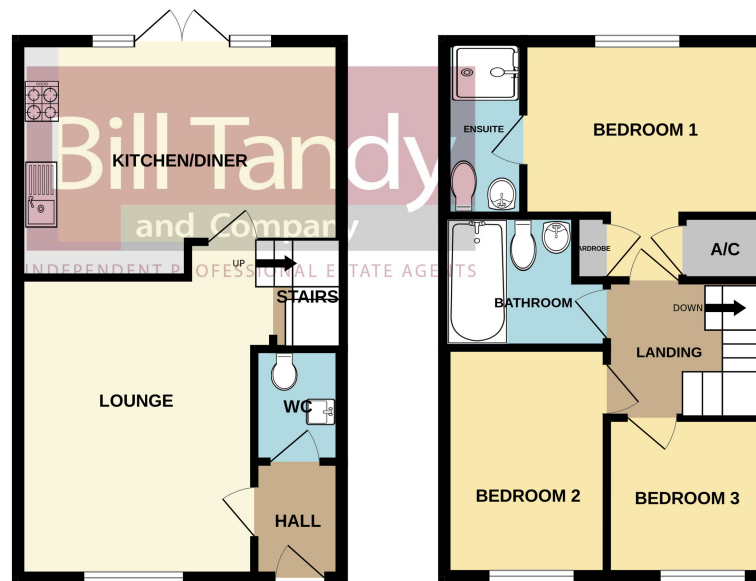
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



GROUND FLOOR

1ST FLOOR



21 VIOLET WALK, FRADLEY, WS13 8TU

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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